

CITY OF SAINT PAUL Christopher B. Coleman, Mayor

COMMERCE BUILDING 8 Fourth Street East, Suite 200 St Paul, Minnesota 55101-1024 Telephone: 651-266-9090 Facsimile: 651-266-9099 Web: www.stpaul.gov/dsi

August 21, 2007

FANNIE MAE MORTGAGE C/O ANGELA LARSON 8 PINE TREE DRIVE STE 150 ARDEN HILLS MN 55112

Re: 279 Bates Ave File#: 06 107112 VB2

Dear Property Owner:

Pursuant to your request the above-referenced property was inspected and the following report is submitted:

BUILDING

- 1. Insure basement cellar floor is level, is cleanable, and all holes are filled.
- 2. Install hand and guardrails on all stairways and steps as per attachment including basement.
- 3. Tuck Point interior/exterior foundation as needed.
- 4. Install tempered glass in window on stair bottom window.
- 5. Install tempered glass in window over bathtub to Code.
- 6. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
- 7. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
- 8. Provide <u>complete</u> storms and screens, and repair all door and window openings.
- 9. Repair walls and ceilings throughout, as necessary.
- 10. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
- 11. Provide general clean-up of premise.
- 12. Provide smoke detectors as per the Minnesota State Building Code.
- 13. Repair soffit, fascia trim, etc. as necessary.
- 14. Provide proper drainage around house to direct water away from foundation.

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ELECTRICAL

- 1. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC.
- 2. Close open knockouts in service panel with knockout seals.
- 3. Properly strap cables and conduits in basement.
- 4. Ground bathroom light in second floor bathroom and disconnect receptacle on fixture.
- 5. Install globe-type enclosed light fixture on all closet lights.
- 6. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.
- 7. Check all 3-wire outlets for proper polarity and verify ground.
- 8. Remove any 3-wire ungrounded outlets, and replace with 2-wire, or ground 3-wire to code.
- 9. Install hard-wired, battery backup smoke detector, as specified in Bulletin 80-1, and other smoke detectors as required by the IRC.
- 10. Install exterior lights at front, side and back entry doors.
- 11. All electrical work must be done by a licensed electrical contractor under an electrical permit.
- 12. Any open walls, or walls that are opened as part of this project, must be wired to the standards of the 2005 NEC.
- 13. Rewire light to code in basement steps landing.
- 14. Wire furnace to code.
- 15. Remove or rewire closet lights to code on second floor.

PLUMBING

All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.

- 1. The gas piping, gas venting and water piping is/are incorrect at the water heater.
- 2. The water heater was not in service at the time of the inspection.
- 3. Repair or replace the water meter.
- 4. The water meter service valves are not functional or correct.
- 5. Repair or replace all corroded piping and or incorrect piping at the water meter.
- 6. Raise the water meter out of pit.
- 7. Repair or replace all corroded, broken or leaking water piping.
- 8. Provide the proper fittings or usage for the water piping.
- 9. Provide a backflow assembly or device at the boiler fill line.
- 10. Replace all corroded gas piping.
- 11. Range gas shutoff, connector or piping incorrect.
- 12. Unplugged or open piping; backpitched piping.
- 13. Improper pipe supports on soil and waste piping.
- 14. Improper connections, transitions, fitting or pipe usage.
- 15. Replace kitchen sink waste to code.

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PLUMBING

- 16. Bath incorrectly vented.
- 17. Waste incorrect in bath in basement.
- 18. Water piping incorrect in bath in basement.
- 19. Waste incorrect in kitchen sink on first floor.
- 20. Water closet fixture is broken or parts missing on second floor.
- 21. Reset water closet to code.
- 22. Anti siphon, anti scald valve required in the bathtub on second floor.

HEATING

- 1. Clean and Orsat furnace/boiler burner. Check all controls for proper operation. Submit report from licensed contractor.
- 2. Check furnace heat exchanger for leaks and provide documentation.
- 3. Install chimney liner.
- 4. Tie furnace/boiler and water heater venting into chimney liner.
- 5. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to Code.
- 6. Recommend adequate combustion air.
- 7. Provide support for gas lines to Code. Plug, cap and/or remove all disconnected gas lines.
- 8. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
- 9. Repair and/or replace heating registers as necessary.
- 10. Provide heat in every habitable room and bathrooms.

ZONING

1. This property was inspected as a single family home.

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NOTES

**See attachment for permit requirements and appeals procedure.

Most of the roof covering could not be inspected. All must meet appropriate codes when completed.

There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate Codes when complete.

All items noted as <u>recommended</u> do not have to be completed for code compliance but should be completed at a later date. Possible purchasers of property shall be made aware of these items.

This is a registered vacant building. In order to reoccupy the building, all deficiencies listed on the code compliance report must be corrected and be in compliance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34), and all required permits must receive final approval.

**VACANT BUILDING REGISTRATION FEES MUST BE PAID AT

NEIGHBORHOOD HOUSING AND PROPERTY IMPROVEMENT (NHPI) FOR

PERMITS TO BE ISSUED ON THIS PROPERTY**. For further information call, NHPI at 651-266-1900, located at 1600 White Bear Avenue.

Sincerely,

James L. Seeger Code Compliance Officer

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Attachments